

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: Arthur & Shirley Stone/
Sunshine Medical Offices

Case #: 14-R-03

Date: 2/25/03

Comments:

No Comments.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: Arthur & Shirley Stone/
Sunshine Medical Offices

Case #: 14-R-03

Date: 2/25/03

Comments:

1. The engineer shall apply for and obtain a general and/or surface water management license per Broward County Department of Environmental Protection (BCDPEP) and/or South Florida Water Management District's (SFWMD) criteria for this development site, as applicable. The license(s) and associated certified calculations submitted in conjunction with certified engineer's design drawings shall be submitted to the Engineering Department with the owner's application for a Building Permit.
2. The applicant has requested a parking reduction of 9 spaces resulting in a 15.8 % reduction. Please forward a copy of the provided study and site plan to Suzanne Danielsen at Tinter Associates, Inc./3303 W. Commercial Blvd., Suite 201/Fort Lauderdale/33309 (Ph. 954-484-3633). Tinter Associates shall prepare and submit a proposal for review of the study to Tim Welch. Once this proposal is authorized the owner's report will be reviewed and evaluated for recommendation to the Planning & Zoning Board. The applicant is responsible for funding the City's consultant review In conjunction with the application to the DRC. This review shall require 2 to 4 weeks for completion once the package (parking reduction report and site plan) is provided to City's consultant.
3. Tinter Associates, Inc. will review the parking reduction request for conformance to Section 47-20.3 of the City Code of Ordinances. Engineering staff will reserve support of this request until the applicant has demonstrated conclusively that this site will not result in negative impacts to the surrounding uses or its own.

DRC

SITE PLAN REVIEW AND COMMENT

REPORT

Page 2 (Engineering Comments)

DRC Case No. 14-R-03

4. Insufficient stacking is provided at the entrance and exit to this site. Twenty-two (22) feet are required from property line to the first parking space or cross movement.
5. Provide stop signs and bar at the exit onto S.W. 1 Avenue.
6. It appears that a three (3) foot right of way dedication and an associated corner chord is required on Andrews Avenue to satisfy the Broward County Trafficways Plan. A 106 ft. right of way width is identified on the County's plan for meeting the required width. Please contact Fred Rosa or Brad Terrier at the Broward County Engineering Division office to determine the exact geometry required and obtain forms for dedicating this land prior to final DRC approval.
7. Please provide a utility design plan for serving new uses proposed.
8. Provide a paving, grading, and drainage plan for the parking areas and incorporate appropriate details for physical construction of the vehicular use areas as well as sectional views supporting that surface water retention on site complies with the City's and County's minimum standards.
9. Please review Section 47-20.11 for the appropriate geometry on the one way drive aisle and parking leading from S.W. 14 Street into this site. Verify conformance to that geometry provided.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: Arthur & Shirley Stone/
Sunshine Medical Offices

Case #: 14-R-03

Date: 2/25/03

Comments:

At permit phase show a fire rated wall between the print shop and the medical office as required by 3401.8.2.2.1 and table 704.1 of the FBC.

Flow test required

Show hydrant location

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

Project Name: Arthur & Shirley Stone/
Sunshine Medical Offices

Case #: 14-R-03

Date: 2/25/03

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: Arthur & Shirley Stone/
Sunshine Medical Offices

Case #: 14-R-03

Date: 2/25/03

Comments:

1. Landscape Plan required for review. Plan should show all existing and/or proposed plant material. Minimum Landscape Code requirements for vehicular use areas should be met. This would include tree count and mix , as well as buffer requirements. Provide standard calculation list (available upon request) to verify that all Code requirements are met.
2. Peninsula tree islands to be curbed at nose with 6" concrete curb.
3. Indicate requirements for irrigation.
4. Show any utilities that would affect proposed planting (such as overhead powerlines) on the Landscape Plan. All planting to be in accordance with Florida Power and Light guidelines for planting in the vicinity of powerlines.
5. Street tree requirements to be addressed. Planter cutouts and palm installation on the Andrews Ave. frontage may be required.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Planning

Member: Kevin Erwin
954-828-6534

Project Name: Arthur & Shirley Stone/
Sunshine Medical Offices

Case #: 14-R-03

Date: 2/25/03

Comments: Site Plan Level III / Parking Reduction

1. All parking spaces serving the new medical office use must be brought up to current code requirements. The current requirement for parking spaces is 8'8" by 18'. 20% of the VUA must be in landscaping.
2. Provide parking calculations for the center with the previous use prior to the medical center.
3. Provide a landscape plan.
4. Provide a copy of the original site plan and all subsequent amendments.
5. Provide a narrative describing the medical use operation.
6. Provide a parking study to support the parking reduction request. Discuss the parking study methodology with the Engineering Rep.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division:	Police	Member:	Det. C. Cleary- Robitaille 954-828-6419
Project Name:	Arthur & Shirley Stone/ Sunshine Medical Offices	Case #:	14-R-03
Date:	2/25/03		

Comments:

Parking lot lighting should meet IESNA standards.

Landscaping should not interfere with illumination of lighting fixtures.

All first floor glass in the medical building should be impact-resistant or covered with an impact-resistant material.

All rear exterior doors should be made of metal, encased in a metal frame. All rear doors should have a peephole with a viewing angle of at least 180 degrees.

Responses to the above comments and recommendations should be presented in writing prior to DRC sign off.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: Arthur & Shirley Stone/
Sunshine Medical Offices

Case #: 14-R-03

Date: 2/25/03

Comments:

1. No comments.